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FILED SARPY COUNTY NEBRASKA
INSTRUMENT NUMBER

2018-05512

03/16/2018 12:29:29 PM

Floyd J. Douding

REGISTER OF DEEDS



**FIRST AMENDMENT
TO
GRANITE LAKE
SUBDIVISION AGREEMENT**

This First Amendment to the Granite Lake Subdivision Agreement (hereinafter "First Amendment"), made this 6th day of February, 2018 ("Effective Date") by and between **WOODLAND HOMES, INC.**, a Nebraska corporation (hereinafter referred to as "DEVELOPER"), **SANITARY AND IMPROVEMENT DISTRICT NO. 317 OF SARPY COUNTY, NEBRASKA** (hereinafter referred to as "DISTRICT"), and the **CITY OF PAPIILLION**, a municipal corporation (hereinafter referred to as "CITY") amends and modifies the subdivision agreement adopted by Resolution #R17-0109 on June 20, 2017 (hereinafter the "Subdivision Agreement").

RECITALS

DEVELOPER, DISTRICT, CITY, and PAPIO-MISSOURI RIVER NATURAL RESOURCES DISTRICT (hereinafter referred to as "P-MRNRD") entered into a subdivision agreement ("Subdivision Agreement") dated June 20, 2017 with respect to Lots 1 through 116, inclusive, and Outlots A through I (collectively, "Phase 1") of the development to be known, inclusive of all phases, as Granite Lake ("Granite Lake"); and

DEVELOPER, DISTRICT, CITY, and P-MRNRD agreed, as a term of the Subdivision Agreement, that the execution of any modifications or amendments to the Subdivision Agreement would not require P-MRNRD's signature *unless* said modifications or amendments include development costs or Public Improvements or Private Improvements which relate directly to Outlot B. Given that the modifications and amendments proposed in this First Amendment do not include development costs or Public Improvements or Private Improvements which relate directly to Outlot B, DEVELOPER, DISTRICT, and CITY acknowledge that P-MRNRD's signature is not required to validly execute this First Amendment; and

DEVELOPER is the owner of record of the parcels of land described in pages 3 and 4 of Exhibit "A-1", attached hereto. All such parcels of land owned by DEVELOPER are within CITY's zoning and platting jurisdiction; and

DEVELOPER has requested CITY to approve a specific platting of such additional parcels of land, to be developed and known as Phase 2 of Granite Lake ("Phase 2"), as depicted in the Final Plat

A

exhibit attached as Exhibit "B-1", and that Phase 2 be included within the definition of "Development Area"; and

The Parties hereto desire to modify the Subdivision Agreement so that the specific platting of Phase 2 is comprised of Lots 117 through 239, inclusive, and Outlots J through L, inclusive; and

DEVELOPER wishes to connect the sewer and water systems to be constructed by DISTRICT within Phase 2 of the Development Area with the sewer and water systems of CITY; and

DEVELOPER, DISTRICT, and CITY wish to agree upon the manner and the extent to which public funds may be expended in connection with the Public Improvements serving Phase 2 of the Development Area and the extent to which the contemplated Public Improvements shall specifically benefit the property in Phase 2 of the Development Area and adjacent thereto and to what extent the Cost of the same shall be specially assessed.

NOW, THEREFORE, IT IS MUTUALLY AGREED AS FOLLOWS:

1. Incorporation of Recitals. The recitals set forth above are, by this reference, incorporated into and deemed part of the Subdivision Agreement as modified or amended by this First Amendment.
2. Capitalized Terms. All capitalized terms not otherwise defined herein shall have the respective meanings ascribed to them as set forth in the Subdivision Agreement.
3. Area of Application. The First Amendment applies to Lots 1 – 239 and Outlots A – L, Granite Lake.
4. Amendments.

A. Section 5(A)(1)(i) is hereby amended to include subsection (d) to read:

Lots 117 – 239, Outlots J – L. DISTRICT shall pay to CITY Capital Facilities Charges in the amount of \$328,725.00 based on 123 residential lots at \$2,400.00 per lot (specifically Lots 117 – 239) plus 5.0 acres of outlots at \$6,705.00 per acre (specifically Outlots J – L, inclusive).

B. Section 10(Q) is hereby amended to read as follows:

Temporary Street Termination. The Parties agree that Wittmus Drive and S 106th Street will temporarily terminate as shown on Exhibit "C". DISTRICT and DEVELOPER agree to improve the portions of said Wittmus Drive and S 106th Street rights-of-way that are being dedicated but not improved as part of Phase 1 with the improvements associated with future Phase 3.

C. Section 12 A is hereby amended to read as follows:

Phasing. CITY, DEVELOPER, and DISTRICT acknowledge that Granite Lake is being final platted in phases as shown on Exhibit "G" ("Phase 1", "Phase 2", and "Phase 3", respectively). Phase 1 Public Improvements shall be installed within one (1) year of the date hereof, with the exception of those improvements identified in Section 10 as to be deferred until a future phase or until Warranted.

Phase 2 Public Improvements shall be installed within one (1) year of the date of the execution of the First Amendment, with the exception of those improvements identified in Section 10 as to be deferred until a future phase or until Warranted. In the event that Phase 3 is not platted as contemplated and are developed by an entity other than DEVELOPER, DEVELOPER and DISTRICT agree to cause the financing and construction of the Public Improvements associated with Phase 1 and Phase 2 that are being deferred to the future phases immediately and prior to the development of such other phase(s) by such other entity. In the event that an applicable Public Improvement is deemed Warranted, DEVELOPER and DISTRICT agree to immediately cause the financing and construction of such Public Improvement regardless of the phasing of the said Public Improvement.

- D. Exhibit "A", and all references thereto, are hereby repealed in their entirety and the attached Exhibit "A-1" is hereby substituted in their place.
 - E. Exhibit "B", and all references thereto, are hereby repealed in their entirety and the attached Exhibit "B-1" is hereby substituted in their place.
 - F. Exhibit "F", and all references thereto, are hereby repealed in their entirety and the attached Exhibit "F-1" is hereby substituted in their place.
 - G. Exhibit "G", and all references thereto, are hereby repealed in their entirety and the attached Exhibit "G-1" is hereby substituted in their place.
- 5. Exhibit Additions. Exhibit A-1, Exhibit B-1, Exhibit F-1, and Exhibit G-1 are hereby incorporated into the Subdivision Agreement by this reference.
 - 6. No Other Amendment. Except as specifically modified or amended by this First Amendment, the Subdivision Agreement shall remain in full force and effect.
 - 7. Binding Effect. This First Amendment to the Subdivision Agreement shall be binding upon the Parties hereto, their respective successors, and assigns.

(Signatures on following pages.)

C

ATTEST:

THE CITY OF PAPILLION, NEBRASKA

Nicole L. Brown
Nicole L. Brown, City Clerk

David P. Black
David P. Black, Mayor

SEAL:



D

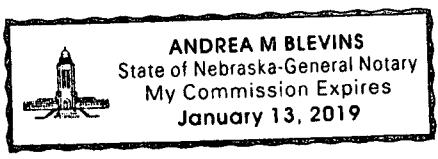
SANITARY AND IMPROVEMENT DISTRICT
NO. 317 OF SARPY COUNTY, NEBRASKA

By *Gerald L. Torczon*
Gerald L. Torczon, Chairman

STATE OF NEBRASKA)
) ss.
COUNTY OF SARPY)

Before me, a notary public, in and for said county and state, personally came Gerald L. Torczon, Chairman of Sanitary and Improvement District No. 317 of Sarpy County, Nebraska, known to me to be the identical person who executed the above instrument and acknowledged the execution thereof be his voluntary act and deed on behalf of such District.

Witness my hand and Notarial Seal this 29th day of January, 2018.



Andrea M. Blevins
Notary Public

E

DEVELOPER:

Woodland Homes, Inc., a Nebraska corporation

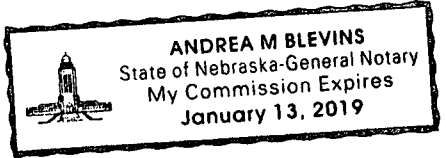
By *Gerald L. Torczon*
Gerald L. Torczon, President

STATE OF NEBRASKA)
) ss.
COUNTY OF SARPY)

Before me, a notary public, in and for said county and state, personally came Gerald L. Torczon, President of Woodland Homes, Inc., a Nebraska corporation, known to me to be the identical person who executed the above instrument and acknowledged the execution thereof be his voluntary act and deed on behalf of such corporation.

Witness my hand and Notarial Seal this 29th day of January, 2018.

Andrea M. Blevins
Notary Public



F

**SUBDIVISION AGREEMENT AMENDMENT
TABLE OF CONTENTS**

INTRODUCTION STATEMENT

RECITALS

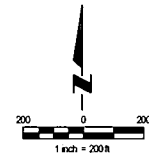
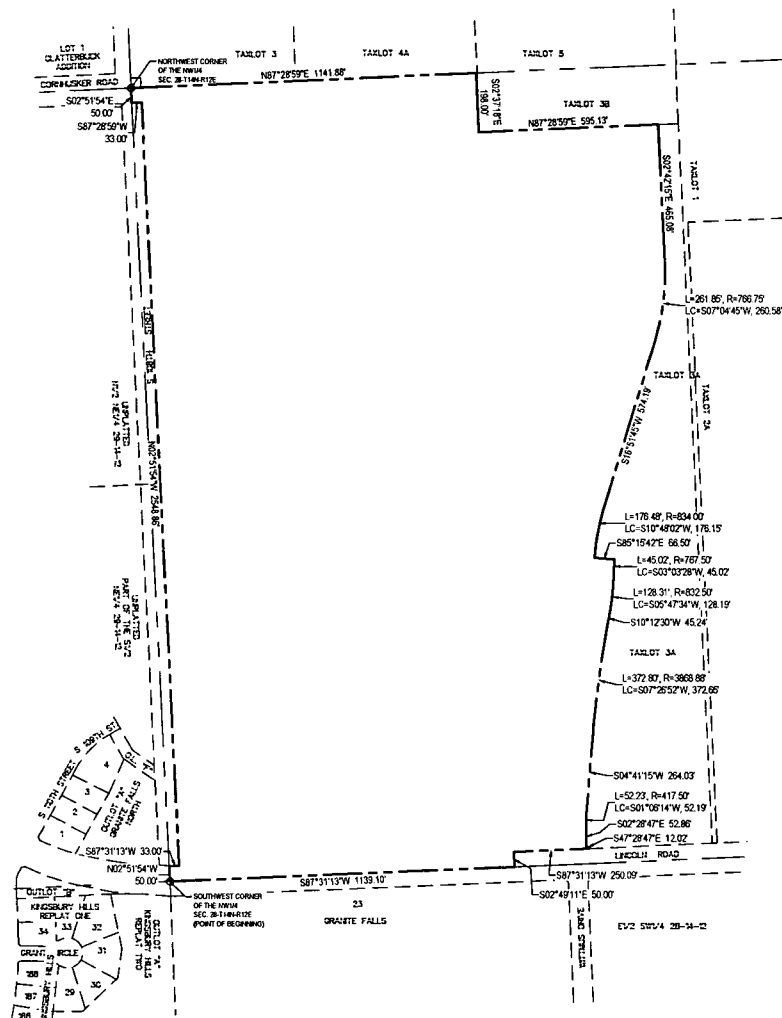
SECTION	1	Incorporation of Recitals
	2	Capitalized Terms
	3	Area of Application
	4	Amendments
	5	Exhibit Additions
	6	No Other Amendment
	7	Binding Effect


EXHIBITS:

A-1	Legal Description with Metes and Bounds
B-1	Final Plat
F-1	Source and Use of Funds
G-1	Phasing

G

PHASE 1
 LOTS 1 THRU 116, INCLUSIVE
 AND OUTLOTS "A" THRU "I" INCLUSIVE, GRANITE LAKE



E & A CONSULTING GROUP, INC. Engineering • Planning • Environmental & Field Services <small>10000 Mid Valley Road, Suite 100 • Omaha, NE 68154 Phone: 402.895.4100 • Fax: 402.895.2508 www.eagroup.com</small>							
 E & A CONSULTING GROUP, INC. Engineering • Planning							
LOTS 1 THRU 116, INCLUSIVE AND OUTLOTS "A" THRU "I" INCLUSIVE, GRANITE LAKE PEARSON, NEBRASKA							
EXHIBIT "A-1" LEGAL DESCRIPTION							
Project No.: 2014158101 Date: 10/23/15 Drawn By: JES Scale: 1" = 200' Sheet: 1 of 4	Revision <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>Rev</th> <th>Date</th> <th>Description</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	Rev	Date	Description			
Rev	Date	Description					

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PHASE I
LOTS 1 THRU 116, INCLUSIVE
AND OUTLOTS "A" THRU "I" INCLUSIVE, GRANITE LAKE

LEGAL DESCRIPTION

A TRACT OF LAND BEING ALL OF TAXLOTS 4 AND 5, AND PART OF TAXLOT 3A, SAID TAXLOTS LOCATED IN PART OF THE NE1/4 OF THE NW1/4, PART OF THE SE1/4 OF THE NW1/4, PART OF THE SW1/4 OF THE NW1/4, PART OF THE NW1/4 OF THE NW1/4 ALL LOCATED IN SECTION 28; TOWNSHIP 14 NORTH, RANGE 12 EAST OF THE 6TH P.M., SARPY COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF NW1/4 OF SAID SECTION 28, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF SAID TAX LOT 5; THENCE N02°51'54"W (ASSUMED BEARING) ALONG THE WEST LINE OF SAID NW1/4 OF SECTION 08, SAID LINE ALSO BEING THE WEST LINE OF SAID TAX LOT 5, A DISTANCE OF 33.00 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF LINCOLN ROAD; THENCE N87°31'13"E ALONG SAID NORTH RIGHT-OF-WAY LINE OF LINCOLN ROAD, A DISTANCE OF 33.00 FEET TO THE POINT OF INTERSECTION OF SAID NORTH RIGHT-OF-WAY LINE OF LINCOLN ROAD AND THE EAST RIGHT-OF-WAY LINE OF 108TH STREET; THENCE N02°51'54"W ALONG SAID EAST RIGHT-OF-WAY LINE OF 108TH STREET, A DISTANCE OF 2,565.86 FEET; THENCE S87°28'59"W, A DISTANCE OF 33.00 FEET TO A POINT ON SAID WEST LINE OF THE NW1/4 OF SECTION 08, SAID LINE ALSO BEING THE SAID WEST LINE OF TAX LOT 5; THENCE N02°51'54"W ALONG SAID WEST LINE OF THE NW1/4 OF SECTION 08, SAID LINE ALSO BEING THE SAID WEST LINE OF TAX LOT 5, A DISTANCE OF 50.00 FEET TO THE NORTHWEST CORNER OF SAID TAX LOT 5, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF TAX LOT 3, A TAX LOT LOCATED IN SAID SECTION 21, SAID POINT ALSO BEING THE NORTHWEST CORNER OF SAID SECTION 28; THENCE N87°28'59"E ALONG THE NORTH LINE OF SAID TAX LOTS 4 & 5, SAID LINE ALSO BEING THE SOUTH LINE OF SAID TAX LOT 3 & TAX LOT 4A, SAID TAX LOTS LOCATED IN SAID SECTION 21, SAID LINE ALSO BEING THE NORTH LINE OF SAID SECTION 28, A DISTANCE OF 1,141.88 FEET TO THE NORTHEAST CORNER OF SAID TAX LOT 4, SAID POINT ALSO BEING THE NORTHWEST CORNER OF TAX LOT 3B, A TAX LOT LOCATED IN SAID SECTION 28; THENCE S02°37'18"E ALONG THE EAST LINE OF SAID TAX LOT 4, SAID LINE ALSO BEING THE WEST LINE OF SAID TAX LOT 3B, A DISTANCE OF 198.00 FEET TO THE SOUTHWEST CORNER OF SAID TAX LOT 3B, SAID POINT ALSO BEING THE NORTHWEST CORNER OF SAID TAX LOT 3A; THENCE N87°28'59"E ALONG THE NORTH LINE OF SAID TAX LOT 3A, SAID LINE ALSO BEING THE SOUTH LINE OF SAID TAX LOT 3B, A DISTANCE OF 595.13 FEET; THENCE S02°42'15"E, A DISTANCE OF 465.08 FEET; THENCE SOUTHERLY ON A CURVE TO THE RIGHT WITH A RADIUS OF 766.75 FEET, A DISTANCE OF 261.85 FEET, SAID CURVE HAVING A LONG CHORD WHICH BEARS S07°04'45"W, DISTANCE OF 260.58 FEET; THENCE S16°51'45"W, A DISTANCE OF 574.19 FEET; THENCE SOUTHERLY ON A CURVE TO THE LEFT WITH A RADIUS OF 834.00 FEET, A DISTANCE OF 176.48 FEET, SAID CURVE HAVING A LONG CHORD WHICH BEARS S10°48'02"W, DISTANCE OF 176.15 FEET; THENCE S85°15'42"E, A DISTANCE OF 66.50 FEET; THENCE SOUTHERLY ON A CURVE TO THE LEFT WITH A RADIUS OF 767.50 FEET, A DISTANCE OF 45.02 FEET, SAID CURVE HAVING A LONG CHORD WHICH BEARS S03°03'28"W, DISTANCE OF 45.02 FEET; THENCE SOUTHERLY ON A CURVE TO THE RIGHT WITH A RADIUS OF 832.50 FEET, A DISTANCE OF 128.31 FEET, SAID CURVE HAVING A LONG CHORD WHICH BEARS S05°47'34"W, DISTANCE OF 128.19 FEET; THENCE S10°12'30"W, A DISTANCE OF 45.24 FEET; THENCE SOUTHERLY ON A CURVE TO THE LEFT WITH A RADIUS OF 3,868.88 FEET, A DISTANCE OF 372.65 FEET, SAID CURVE HAVING A LONG CHORD WHICH BEARS S07°26'52"W, DISTANCE OF 372.65 FEET; THENCE S04°41'15"W, A DISTANCE OF 264.03 FEET; THENCE SOUTHERLY ON A CURVE TO THE LEFT WITH A RADIUS OF 417.50 FEET, A DISTANCE OF 52.23 FEET, SAID CURVE HAVING A LONG CHORD WHICH BEARS S01°06'14"W, DISTANCE OF 52.19 FEET; THENCE S02°28'47"E, A DISTANCE OF 52.86 FEET; THENCE S47°28'47"E, A DISTANCE OF 12.02 FEET TO A POINT ON SAID NORTH RIGHT-OF-WAY LINE OF LINCOLN ROAD; THENCE S87°31'13"W ALONG SAID NORTH RIGHT-OF-WAY LINE OF LINCOLN ROAD, A DISTANCE OF 250.09 FEET TO A POINT ON THE WEST LINE OF SAID TAX LOT 3A, SAID POINT IS ALSO BEING ON THE EAST LINE OF SAID TAX LOT 4; THENCE S02°49'11"E ALONG SAID EAST LINE OF TAX LOT 4, A DISTANCE OF 50.00 FEET TO THE SOUTHEAST CORNER OF SAID TAX LOT 4, SAID POINT ALSO BEING ON SAID SOUTH LINE OF THE NW1/4 OF SECTION 28; THENCE S87°31'13"W ALONG THE SOUTH LINE SAID TAX LOT 4 & 5, SAID LINE ALSO BEING SAID SOUTH LINE OF THE NW1/4 OF SECTION 28, A DISTANCE OF 1,139.10 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS AN AREA OF 3,955,599 SQUARE FEET OR 90.808 ACRES MORE OR LESS.

E & A CONSULTING GROUP, INC.
Engineering • Planning • Environmental & Field Services



LOTS 1 THRU 116, INCLUSIVE
AND OUTLOTS "A" THRU "I" INCLUSIVE,
GRANITE LAKE
PALLON, NEBRASKA

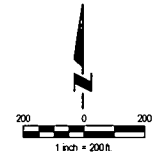
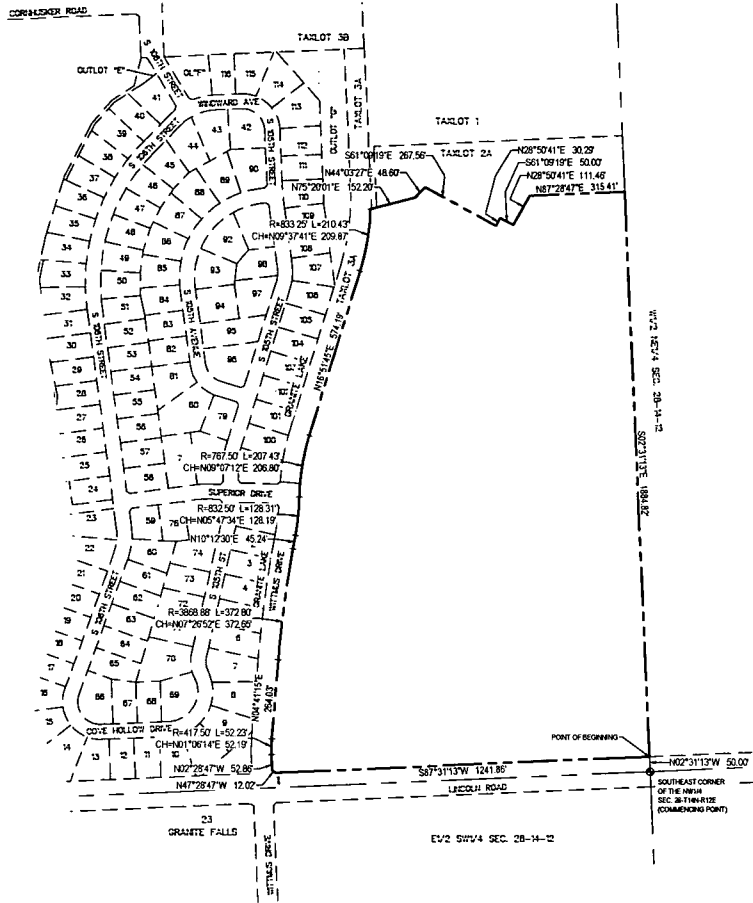
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LEGAL DESCRIPTION

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ASL	ASL	11-1-2012	
ASL	ASL	7-1-11	

1000 N. 14th Street, Suite 100 • Omaha, NE 68114
Phone: 402.895.4702 • Fax: 402.892.2598
www.eag.com

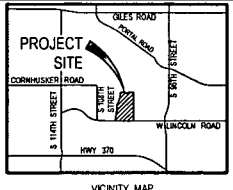
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PHASE 2
 LOTS 117 THRU 239 AND OUTLOTS "J" THRU "L" INCLUSIVE, GRANITE LAKE



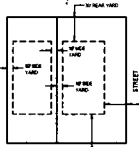
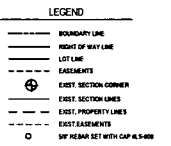
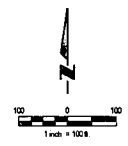
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LOTS 117 THRU 239 AND OUTLOTS "J" THRU "L" INCLUSIVE, GRANITE LAKE PAVILLION, NEBRASKA			
EXHIBIT "A-1" LEGAL DESCRIPTION			

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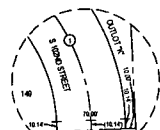
GRANITE LAKE

LOTS 117 THRU 228 AND OUTLOTS "J" THRU "L" INCLUSIVE
 A TRACT OF LAND BEING PART OF TAX LOT 1, TAX LOT 2A, TAX LOT 2B AND TAX LOT 3A, ALL LOCATED IN PART OF THE NE 1/4 OF THE NW 1/4 AND PART OF THE SE 1/4 OF THE NE 1/4 SECTION 28, TOWNSHIP 14 NORTH, RANGE 12 EAST OF THE 6TH P.M. SAPPY COUNTY, NEBRASKA



CENTRAL CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	DELTA
1	300.00	132.19	76.84	42°37'27"
2	300.00	154.98	78.88	47°37'27"
3	400.00	147.19	28.88	37°37'27"
4	400.00	147.19	22.16	24°37'27"
5	300.00	144.00	33.84	27°37'27"
6	300.00	228.00	114.00	47°37'27"
7	200.00	22.80	14.38	7°37'27"
8	200.00	8.12	4.98	2°37'27"
9	100.00	108.16	134.34	104°37'27"
10	100.00	48.29	29.42	27°37'27"
11	200.00	27.84	13.89	14°37'27"
12	100.00	78.18	14.80	17°40'27"
13	200.00	34.44	17.38	9°37'27"
14	100.00	28.11	14.38	16°37'27"
15	100.00	83.17	34.37	37°40'27"



LAND STRENGTH TABLE

CURVE	RADIUS	LENGTH	TANGENT	DELTA
17	100.00	102.88	78.37	67°37'27"

RIGHT-OF-WAY CURVE TABLE

LOT AREAS	LOT NO.	SQ. FOOTAGE	LOT NO.	SQ. FOOTAGE	LOT NO.	SQ. FOOTAGE
117	117	117.00	118	118.00	119	119.00
120	120	120.00	121	121.00	122	122.00
123	123	123.00	124	124.00	125	125.00
128	128	128.00	129	129.00	130	130.00
133	133	133.00	134	134.00	135	135.00
140	140	140.00	141	141.00	142	142.00
147	147	147.00	148	148.00	149	149.00
154	154	154.00	155	155.00	156	156.00
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168	168	168.00	169	169.00	170	170.00
175	175	175.00	176	176.00	177	177.00
182	182	182.00	183	183.00	184	184.00
189	189	189.00	190	190.00	191	191.00
196	196	196.00	197	197.00	198	198.00
203	203	203.00	204	204.00	205	205.00
210	210	210.00	211	211.00	212	212.00
217	217	217.00	218	218.00	219	219.00
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294	294	294.00	295	295.00	296	296.00
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658	658	658.00	659	659.00	660	660.00
665	665	665.00	666	666.00	667	667.00
672	672	672.00	673	673.00	674	674.00
679	679	679.00	680	680.00	681	681.00
686	686	686.00	687	687.00	688	688.00
693	693	693.00	694	694.00	695	695.00
700	700	700.00	701	701.00	702	702.00
707	707	707.00	708	708.00	709	709.00
714	714	714.00	715	715.00	716	716.00
721	721	721.00	722	722.00	723	723.00
728	728	728.00	729	729.00	730	730.00
735	735	735.00	736	736.00	737	737.00
742	742	742.00	743	743.00	744	744.00
749	749	749.00	750	750.00	751	751.00
756	756	756.00	757	757.00	758	758.00
763	763	763.00	764	764.00	765	765.00
770	770	770.00	771	771.00	772	772.00
777	777	777.00	778	778.00	779	779.00
784	784	784.00	785	785.00	786	786.00
791	791	791.00	792	792.00	793	793.00
798	798	798.00	799	799.00	800	800.00
805	805	805.00	806	806.00	807	807.00
812	812	812.00	813	813.00	814	814.00
819	819	819.00	820	820.00	821	821.00
826	826	826.00	827	827.00	828	828.00
833	833	833.00	834	834.00	835	835.00
840	840	840.00	841	841.00	842	842.00
847	847	847.00	848	848.00	849	849.00
854	854	854.00	855	855.00	856	856.00
861	861	861.00	862	862.00	863	863.00
868	868	868.00	869	869.00	870	870.00
875	875	875.00	876	876.00	877	877.00
882	882	882.00	883	883.00	884	884.00
889	889	889.00	890	890.00	891	891.00
896	896	896.00	897	897.00	898	898.00
903	903	903.00	904	904.00	905	905.00
910	910	910.00	911	911.00	912	912.00
917	917	917.00	918	918.00	919	919.00
924	924	924.00	925	925.00	926	926.00
931	931	931.00	932	932.00	933	933.00
938	938	938.00	939	939.00	940	940.00
945	945	945.00	946	946.00	947	947.00
952	952	952.00	953	953.00	954	954.00
959	959	959.00	960	960.00	961	961.00
966	966	966.00	967	967.00	968	968.00
973	973	973.00	974	974.00	975	975.00
980	980	980.00	981	981.00	982	982.00
987	987	987.00	988	988.00	989	989.00
994	994	994.00	995	995.00	996	996.00
1001	1001	1001.00	1002	1002.00	1003	1003.00
1008	1008	1008.00	1009	1009.00	1010	1010.00
1015	1015	1015.00	1016	1016.00	1017	1017.00
1022	1022	1022.00	1023	1023.00	1024	1024.00
1029	1029	1029.00	1030	1030.00	1031	1031.00
1036	1036	1036.00	1037	1037.00	1038	1038.00
1043	1043	1043.00	1044	1044.00	1045	1045.00
1050	1050	1050.00	1051	1051.00	1052	1052.00
1057	1057	1057.00	1058	1058.00	1059	1059.00
1064	1064	1064.00	1065	1065.00	1066	1066.00
1071	1071	1071.00	1072	1072.00	1073	1073.00
1078	1078	1078.00	1079	1079.00	1080	1080.00
1085	1085	1085.00	1086	1086.00	1087	1087.00
1092	1092	1092.00	1093	1093.00	1094	1094.00
1099	1099	1099.00	1100	1100.00	1101	1101.00
1106	1106	1106.00	1107	1107.00	1108	1108.00
1113	1113	1113.00	1114	1114.00	1115	1115.00
1120	1120	1120.00	1121	1121.00	1122	1122.00
1127	1127	1127.00	1128	1128.00	1129	1129.00
1134	1134	1134.00	1135	1135.00	1136	1136.00
1141	1141	1141.00	1142	1142.00	1143	1143.00
1148	1148	1148.00	1149	1149.00	1	

SUMMARY OF ESTIMATED CONSTRUCTION COSTS

PROJECT : GRANITE LAKE
DEVELOPER: TORCZON
JURISDICTION: PAPPILLION
DATE: 01/02/18

ZONING: SINGLE FAMILY SF (VILLA)
ESTIMATED BY: WALTER
PROJECT NO.: P2014.562.001

269 UNITS
30 UNITS

GRANITE LAKE - TOTAL (PHASE ONE, PHASE TWO & PHASE THREE)

ITEM	CONSTRCT.	TOTAL	PRIVATE/ OTHERS	SARPY COUNTY	FUTURE DEVELOP.	SPECIAL ASSESS.	G.O. REIMBURS.	G.O. NON-REIMB
SANITARY SEWER (INTERIOR)	1,463,000	2,048,200	0	0	0	2,048,200	0	0
SANITARY SEWER (OUTFALL)	67,900	95,060	0	0	0	0	0	95,060
PAVING(INTERIOR)	1,989,877	2,772,190	0	0	0	2,184,996	0	587,194
PAVING (WITTMUS DRIVE)	653,888	915,443	0	265,914	0	0	0	649,528
PAVING (CORNHUSKER RD)	783,789	1,065,953	0	449,373	308,290	0	0	449,373
CONTRIBUTION TO PAVING (LINCOLN RD-110TH ST TO WITTMUS DR)	300,000	360,000	0	0	0	0	0	360,000
CONTRIBUTION TO PAVING (LINCOLN RD-WITTMUS DR TO 96TH ST)	169,313	203,176	0	0	0	0	0	203,176
SIDEWALKS, TRAIL, PROWAG	449,580	620,420	0	0	54,013	0	0	566,407
WATER (INTERIOR)	941,019	1,317,427	0	0	0	1,216,125	0	101,301
WATER (EXTERIOR)	292,935	410,109	0	0	0	66,188	135,158	208,765
CAPITAL FACILITIES CHARGES	888,726	1,022,035	0	0	0	511,017	0	511,017
UNDERGROUND ELECTRICAL	363,150	479,358	0	0	0	479,358	0	0
STORM SEWER (INTERIOR)	636,820	878,812	0	0	0	0	0	878,812
CONTRIBUTION TO FUTURE SPLASH PARK	50,000	60,000	0	0	0	0	0	60,000
GRADING	1,965,450	1,965,450	1,965,450	0	0	0	0	0
TOTALS	11,015,447	14,213,632	1,965,450	715,287	362,304	6,505,885	135,158	4,870,633

PER UNIT COST

\$24,185

NOTES:

1) HARD COSTS NOT INCLUDED: BUILDING CONSTRUCTION, SIDEWALKS, LANDSCAPING

2) SOFT COSTS NOT INCLUDED: COMMISSIONS, MARKETING, BONDS, BUILDING PERMIT FEES, TAXES, CLOSING COSTS, DEVELOPER FEES

3) VALUATION: 269 Units @ \$400,000 = \$107,600,000
30 Villa Units @ \$300,000 = \$9,000,000

TOTAL \$ 115,600,000 (100% VALUATION)
TOTAL \$ 110,770,000 (95% VALUATION)

4) GO DEBT (95% VALUATION) \$4,870,633 / \$110,770,000 = 4.22%

LOG OF REVISIONS

N

SUMMARY OF ESTIMATED CONSTRUCTION COSTS

PROJECT :	GRANITE LAKE	ZONING:	SINGLE FAMILY	117 UNITS
DEVELOPER:	TORCZON	ESTIMATED BY:	SF(VILLA)	0 UNITS
JURISDICTION:	PAPILLION	PROJECT NO.:	DCW	
DATE:	01/02/18		P2014.562.001	

GRANITE LAKE - PHASE ONE

ITEM	CONSTRUCT.	TOTAL	PRIVATE/ OTHERS	SARPY COUNTY	FUTURE DEVELOP.	SPECIAL ASSESS.	G.O. REIMBURS.	G.O. NON-REIMB
SANITARY SEWER (INTERIOR)	717,900	1,005,060				1,005,060		0
SANITARY SEWER (OUTFALL)	67,900	95,060						95,060
PAVING(INTERIOR)	681,890	941,008				803,038		137,971
PAVING (WITTMUS DRIVE)	261,692	366,368		106,421				259,947
PAVING (CORNHUSKER ROAD)	0	0						0
CONTRIBUTION TO PAVING (LINCOLN RD-110TH ST TO WITTMUS DR)	300,000	360,000						360,000
CONTRIBUTION TO PAVING (LINCOLN RD-WITTMUS DR TO 96TH ST)	0	0						0
SIDEWALKS, TRAIL, PROWAG	141,980	195,932						195,932
WATER (INTERIOR)	353,819	495,347				478,503		16,843
WATER (EXTERIOR)	194,185	271,859				66,188	66,031	139,640
CAPITAL FACILITIES CHARGES	279,403	321,313				160,657		160,657
UNDERGROUND ELECTRICAL	157,950	208,494				208,494		0
STORM SEWER (INTERIOR)	393,460	542,975				0		542,975
CONTRIBUTION TO FUTURE SPLASH PARK	0	0						0
GRADING	860,800	860,800	860,800					0
TOTALS	4,410,979	5,664,217	860,800	106,421	-	2,721,940	66,031	1,909,025

SPECIALS SINGLE FAMILY
PER UNIT COST

\$2,721,940
\$23,264

NOTES:

1) HARD COSTS NOT INCLUDED: BUILDING CONSTRUCTION, SIDEWALKS, LANDSCAPING

2) SOFT COSTS NOT INCLUDED: COMISSIONS, MARKETING, BONDS, BUILDING PERMIT FEES, TAXES, CLOSING COSTS, DEVELOPER FEES

3) VALUATION:	117 Units @	\$400,000	=	\$46,800,000
	0 Villa Units @	\$300,000	=	\$0
			TOTAL	\$46,800,000 (100% VALUATION)
			TOTAL	\$44,460,000 (95% VALUATION)

4) G.O. DEBT RATIO (95% VALUATION) = \$1,909,025 / \$44,460,000 = 4.29%

LOG OF REVISIONS

- 7/17/2017 ADDED 30 VILLA LOTS AND QUANTITIES NORTH OF CORNHUSKER IN PHASE III.
- 7/17/2017 CHANGED VALUATION USED IN DEBT RATIO TO 95% VALUATION FOR ALL PHASES.
- 10/4/2017 REDUDED VILLA VALUATION FOR LOTS NORTH OF CORNHUSKER IN PHASE III
- 10/4/2017 ADDED STREET CONNECTION TO THE WEST IN VILLA AREA IN PHASE III
- 10/4/2017 ADDED TRAIL ON SOUTH SIDE OF CORNHUSKER, EAST OF WITTMUS
- 10/14/2017 ADDED LINCOLN RD WITTMUS TO 96TH STREET CONTRIBUTION IN PHASE II
- 10/23/2017 CORRECTED TRAIL AND SIDEWALK QNTYS ON SOUTH SIDE OF CORNHUSKER RD IN PHASE III
- 1/2/2018 CORRECTED PHASE II AND PHASE III CAPITAL FACILITIES CHARGES, INCLUDING OUTLOT Q SOUTH OF CORNHUSKER

PROJECT: SANITARY SEWER (INTERIOR)		APPROX. QUANTITY	UNIT	UNIT PRICE	COST
1	8 INCH SANITARY SEWER PIPE	9,500	L.F.	30.00	285,000
2	6 INCH SANITARY SEWER PIPE	4,700	L.F.	30.00	141,000
3	54 IN. I.D. SANITARY MANHOLE	665	V.F.	400.00	266,000
4	CRUSHED ROCK BEDDING	200	TON	25.00	5,000
	MISCELLANEOUS (+ 3%)	1	L.S.	3%	20,900
TOTAL ESTIMATED CONSTRUCTION COST:					\$717,900

NOTES:

1) TOTAL SID COSTS @ 40% -	\$1,005,080	INCLUDES TEMPORARY OUTFALL THROUGH FUTURE LOTS
2) G.O. COSTS	TOTAL \$0.00	

PROJECT: SANITARY SEWER (OUTFALL)		APPROX. QUANTITY	UNIT	UNIT PRICE	COST
1	8 INCH SANITARY SEWER PIPE	990	L.F.	30.00	29,700
2	54 IN. I.D. SANITARY MANHOLE	38	V.F.	400.00	14,400
3	CRUSHED ROCK BEDDING	400	TON	25.00	10,000
4	CONNECT TO EXIST. LINE	1	EA	3500.00	3,500
5	EASEMENT ACQUISITION	0	AC	20000.00	0
6	CONC. RING RETAINERS	3	EA	1500.00	4,500
	MISCELLANEOUS (+ 10%)	1	L.S.	10%	5,800
TOTAL ESTIMATED CONSTRUCTION COST:					\$67,900

NOTES:

1) TOTAL SID COSTS @ 40% -	\$95,080
2) G.O. COSTS	\$95,080

PROJECT: PAVING (INTERIOR RESIDENTIAL)		APPROX. QUANTITY	UNIT	UNIT PRICE	COST
1	7" P.C. CONCRETE PAVEMENT W/ INT. CURB	19,030	S.Y.	\$32.00	\$608,960
2	EARTHWORK	6,343	C.Y.	3.00	19,030
3	ADJUST MANHOLE TO GRADE	40	EA	250.00	10,000
4	STREET SIGNS	18	EA	250.00	4,000
5	SEDIMENT BASIN MAINTENANCE	1	LS	20000.00	20,000
6	MEDIAN SURFACING	0	SF	4.00	0
	MISCELLANEOUS (+ 3%)	1	L.S.	XXXX	19,900
TOTAL ESTIMATED CONSTRUCTION COST:					\$881,890

NOTES:

1) TOTAL DISTRICT COST W/ 40% -	\$941,008		
2) G.O. ITEMS			
7" PAVING(INTERSECTIONS)	1,350	SY	\$62,294
7" PAVING(OVERWIDTH)	540	SY	\$24,918
7" PAVING(OUTLOT FRONTAGE)	350	SY	\$18,150
STREET SIGNS	18	EACH	\$5,768
SEDIMENT BASIN MAINTENANCE	1	LS	\$28,840
G.O. TOTAL			\$137,971

SPECIAL ASSESSMENT ASSESSMENT	\$803,038
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P

PROJECT: PAVING (WITTMUS DRIVE)

NO.	ITEM	APPROX. QUANTITY	UNIT	UNIT PRICE	COST
1	Install and Maintain Stabilized Construction Entrance	1	EA	\$3,000.00	\$3,000.00
2	Traffic Control	1	LS	\$2,500.00	\$2,500.00
3	9" Uniform P.C.C. Pavement With Integral Curb, In Place	4800	SY	\$42.00	\$193,200.00
4	5" P.C.C. Sidewalk/Trail, (5' Wide on one side)	0	SF	\$4.00	\$0.00
5	6" P.C.C. Sidewalk/Trail, (10' Wide on one side)	0	SF	\$4.50	\$0.00
6	4" Wide Pavement Striping, In Place	3400	LF	\$3.50	\$11,900.00
7	Preformed Pavement Markings Symbols, In Place	3	EA	\$350.00	\$1,050.00
8	Post Mounted Traffic Sign, In Place	6	EA	\$300.00	\$1,800.00
9	Post Mounted Street Name Sign, In Place	3	EA	\$300.00	\$900.00
10	15" I.D. RCP Storm Sewer, Class III, In Place	0	LF	\$35.00	\$0.00
11	18" I.D. RCP Storm Sewer, Class III, In Place	170	LF	\$40.00	\$6,800.00
12	48" I.D. RCP Storm Sewer, Class III, In Place	0	LF	\$120.00	\$0.00
13	60" I.D. RCP Storm Sewer, Class III, In Place	0	LF	\$140.00	\$0.00
14	Type I Curb Inlet, In Place	2	EA	\$3,500.00	\$7,000.00
15	Type III Curb Inlet, In Place	2	EA	\$3,500.00	\$7,000.00
16	96" I.D. Storm Sewer Manhole, In Place	0	VF	\$700.00	\$0.00
17	Standard Manhole Ring and Cover, In Place	0	EA	\$800.00	\$0.00
18	Install and Maintain Fabric Silt Fence, In Place	1000	LF	\$3.00	\$3,000.00
19	Install Curb Inlet Filters, In Place	4	EA	\$300.00	\$1,200.00
20	Tensar SC-150 Erosion Control Mat, In Place	1	AC	\$2,500.00	\$2,500.00
21	Type "B" Permanent Seeding, In Place	2	AC	\$1,500.00	\$3,000.00
22	Single Curb Ramps	8	EA	\$350.00	2,100
23	Markings for Pedestian Crossings	3	EACH	\$360.00	1,080
24	Curb Ramp Inserts (2' x 2')	12	EA	\$100.00	1,200

NOTES:

CONSTRUCTION COST SUBTOTAL =	249,230
CONTINGENCY (5%) =	12,482
ESTIMATED PROBABLE CONSTRUCTION COST =	261,692

	CONSTR.	DESIGN	C.M	TESTING	FISCAL	LEGAL	INTEREST	TOTAL
		9.5%	9.5%	3.0%	5.0%	5.0%	8.0%	
SARPY COUNTY SHARE	\$ 87,231	\$ 8,287	\$ 8,287	\$ 2,617	\$ -	\$ -	\$ -	\$ 108,421
GRANITE LAKE G.O. SHARE	\$ 174,461	\$ 16,574	\$ 16,574	\$ 5,234	\$ 13,085	\$ 13,085	\$ 20,935	\$ 259,947
	\$ 261,692	\$ 24,861	\$ 24,861	\$ 7,851	\$ 13,085	\$ 13,085	\$ 20,935	\$ 368,368

PROJECT: PAVING (CORNHUSKER ROAD)

NO.	ITEM	APPROX. QUANTITY	UNIT	UNIT PRICE	COST
1	Install and Maintain Stabilized Construction Entrance	0	EA	\$3,000.00	\$0.00
2	Traffic Control	0	LS	\$2,500.00	\$0.00
3	9" Uniform P.C.C. Pavement With Integral Curb, In Place	0	SY	\$42.00	\$0.00
4	5" P.C.C. Sidewalk, In Place	0	SF	\$4.00	\$0.00
5	4" Wide Pavement Striping, In Place	0	LF	\$3.50	\$0.00
6	Preformed Pavement Markings Symbols, In Place	0	EA	\$350.00	\$0.00
7	Post Mounted Traffic Sign, In Place	0	EA	\$300.00	\$0.00
8	Post Mounted Street Name Sign, In Place	0	EA	\$300.00	\$0.00
9	15" I.D. RCP Storm Sewer, Class III, In Place	0	LF	\$35.00	\$0.00
10	18" I.D. RCP Storm Sewer, Class III, In Place	0	LF	\$40.00	\$0.00
11	30" I.D. RCP Storm Sewer, Class III, In Place	0	LF	\$55.00	\$0.00
12	36" I.D. RCP Storm Sewer, Class III, In Place	0	LF	\$85.00	\$0.00
13	Type I Curb Inlet, In Place	0	EA	\$3,500.00	\$0.00
14	Type III Curb Inlet, In Place	0	EA	\$3,500.00	\$0.00
15	54" I.D. Storm Sewer Manhole, In Place	0	VF	\$350.00	\$0.00
16	Standard Manhole Ring and Cover, In Place	0	EA	\$800.00	\$0.00
17	Install and Maintain Fabric Silt Fence, In Place	0	LF	\$2.00	\$0.00
18	Install Curb Inlet Filters, In Place	0	EA	\$300.00	\$0.00
19	Tensar SC-150 Erosion Control Mat, In Place	0	AC	\$8,000.00	\$0.00
20	Type "B" Permanent Seeding, In Place	0	AC	\$1,500.00	\$0.00
21	Single Curb Ramps	0	EA	\$350.00	0
22	Markings for Pedestian Crossings	0	EACH	\$360.00	0
23	Curb Ramp Inserts (2' x 2')	0	EA	\$100.00	0

CONSTRUCTION COST SUBTOTAL =	0
CONTINGENCY (5%) =	0
ESTIMATED PROBABLE CONSTRUCTION COST =	0
ENGINEERING, STAKING & C.M. =	0
ESTIMATED TOTAL PROJECT COST =	0

GRANITE LAKE SHARE	\$ -
SARPY COUNTY SHARE	\$ -
P-MRNRD SHARE	\$ -

PROJECT: CONTRIBUTION TO PAVING (LINCOLN RD - 110TH STREET TO WITTMUS DRIVE)

NO.	ITEM	APPROX. QUANTITY	UNIT	UNIT PRICE	COST
1	CONTRIBUTION TO PAVING & STORM SEWER IMPROVEMENTS TO LINCOLN RD.	1	LS	300,000	300,000
Total Construction Cost					300,000
1) TOTAL SID COSTS @ 20% -		\$360,000			
2) G.O. COSTS		\$360,000			

Q

PROJECT: CONTRIBUTION TO PAVING (LINCOLN RD - WITTMUS DR TO 96TH STREET)

NO.	ITEM	APPROX. QUANTITY	UNIT	UNIT PRICE	COST
1	CONTRIBUTION TO SARPY COUNTY LINCOLN ROAD PROJECT	0	LS	189,313	0
Total Construction Cost					0
1) TOTAL SID COSTS @ 20% -		\$0			
2) G.O. COSTS		\$0			

PROJECT: ELECTRICAL SERVICE

NO.	ITEM	APPROX. QUANTITY	UNIT	UNIT PRICE	COST
1	ELECTRICAL SERVICE SINGLE FAMILY	117	LOTS	\$1,350.00	\$157,950
TOTAL ESTIMATED CONSTRUCTION COST:					\$157,950

NOTES:
1) TOTAL DISTRICT COSTS W/ 32% - \$208,494

PROJECT: WATER (INTERIOR)

NO.	ITEM	APPROX. QUANTITY	UNIT	UNIT PRICE	COST
1	INSTALL 8" WATER MAIN	1,300	LF	\$25.00	\$32,500
2	INSTALL 8" WATER MAIN	5,550	LF	\$34.00	\$188,700
3	INSTALL 12" WATER MAIN	610	LF	\$47.00	\$28,670
4	FIRE HYDRANT ASSEMBLY (COMPLETE)	11	EA	\$4,000.00	\$44,000
5	8" GATE VALVE AND BOX	4	EA	\$1,000.00	\$4,000
6	8" GATE VALVE AND BOX	13	EA	\$1,200.00	\$15,800
7	12" GATE VALVE AND BOX	3	EA	\$2,000.00	\$6,000
8	PRESSURE TESTING AND DISINFECTION	1	LS	\$7,500.00	\$7,500
9	MISC FITTINGS	1	LS	\$10,000.00	\$10,000
MISCELLANEOUS (+ 3%)					18,849
TOTAL ESTIMATED CONSTRUCTION COST:					\$353,819

NOTES:
1) TOTAL DISTRICT COST W/ 40% - \$495,347
GO
DIFFERENCE IN 12" MAIN 610 LF \$13 \$11,657
DIFFERENCE IN 12" VALVES 3 EA \$1,178 \$5,188
TOTAL G.O. \$16,843

PROJECT: WATER (EXTERIOR)

NO.	ITEM	APPROX. QUANTITY	UNIT	UNIT PRICE	COST
1	INSTALL 12" WATER MAIN IN LINCOLN ROAD	1,390	LF	\$47.00	\$65,330
2	INSTALL 12" WATER MAIN NORTH END NEAR CORNHUSKER	1,350	LF	\$47.00	\$63,450
3	FIRE HYDRANT ASSEMBLY (COMPLETE)	4	EA	\$4,000.00	\$16,000
4	12" GATE VALVE AND BOX	5	EA	\$2,000.00	\$10,000
5	PRESSURE TESTING AND DISINFECTION	1	LS	\$5,000.00	\$5,000
6	MISC FITTINGS	1	LS	\$10,000.00	\$10,000
7	JACK/BORE WATER MAIN AT CREEK CROSSING	150	LF	\$150.00	\$22,500
MISCELLANEOUS (+ 3%)					1,905
TOTAL ESTIMATED CONSTRUCTION COST:					\$194,185

NOTES:
1) TOTAL DISTRICT COST W/ 40% - \$271,859
COST ALLOCATION
SPECIALLY ASSESSED (EQ. 8" COST OF MAIN NEAR CORNHUSKER \$66,188
G.O. PORTION OF 12" MAIN NEAR CORNHUSKER \$25,307
G.O. GRANITE LAKE (SID 317) \$114,333
PAID BY GRANITE FALLS(SID 300) & P-LV SCHOOLS \$66,031
TOTAL COST \$271,859

PROJECT: CAPITAL FACILITIES CHARGES

NO.	ITEM	APPROX. QUANTITY	UNIT	UNIT PRICE	COST
1	SINGLE FAMILY	117	LOTS	\$2,175.00	\$254,475
2	OUTLOTS	4.1	ACRES	\$8,080.00	\$24,928
3					
TOTAL ESTIMATED CONSTRUCTION COST:					\$279,403

NOTES:
1) TOTAL DISTRICT COST W/ 15% - \$321,313
GENERAL
RESIDENTIAL SPECIAL ASSESS. OBLIGATION
\$160,657 \$180,657
NOTE: FACILITIES FEES FOR OUTLOT "B", THE P-MRNRD DAM SITE 7 PARCEL, ARE NOT INCLUDED
FACILITIES FEES FOR OUTLOT "A" ARE DEFERRED UNTIL SAID OUTLOT IS PLATTED INTO SINGLE FAMILY LOTS

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PROJECT: STORM SEWER (INTERIOR)

NO.	ITEM	APPROX. QUANTITY	UNIT	UNIT PRICE	COST
1	15" RCP	0	LF	36.00	0
2	18" RCP	415	LF	40.00	16,800
3	24" RCP	730	LF	62.00	37,980
4	30" RCP	950	LF	70.00	66,500
5	36" RCP	0	LF	80.00	0
6	48" RCP	820	LF	110.00	90,200
7	54" RCP	0	LF	120.00	0
8	60" RCP	0	LF	140.00	0
9	15"24" FES	0	EA	900.00	0
10	30"80" FES	3	EA	2000.00	6,000
11	60" STORM MANHOLE	25	VF	600.00	15,000
12	96" STORM MANHOLE	35	VF	1000.00	35,000
13	CURB INLETS	22	EA	2500.00	55,000
14	OUTLET CONTROL	1	EA	2500.00	2,500
15	PCSMP STRUCTURES	2	EA	25000.00	50,000
	MISCELLANEOUS (+ 5%)	1	L.S.	XXXX	18,700
TOTAL ESTIMATED CONSTRUCTION COST:					\$393,480

NOTES:

1) TOTAL DISTRICT COST W/ 38% -	\$542,975
Subtract over 48" Pipe Difference	\$0
2) GENERAL OBLIGATION	\$542,975

PROJECT: SIDEWALKS, TRAIL, PROWAG

NO.	ITEM	APPROX. QUANTITY	UNIT	UNIT PRICE	COST
1	5" PC CONC. WALK AT OUTLOT FRONTAGE	1,150	SF	\$4.00	\$4,600
2	5" PC CONC. TRAIL AT ACCESS TO DAM SITE #7	10,000	SF	\$4.00	\$40,000
3	5" PC CONC. WALK. W. SIDE WITTMUS (5' WIDE)	8,400	SF	\$4.00	\$33,600
4	6" PC CONC. TRAIL E. SIDE WITTMUS (10' WIDE)	11,600	SF	\$4.00	\$46,400
5	SINGLE CURB RAMPS	16	EA	350.00	5,600
6	MARKINGS FOR PEDESTRIAN CROSSINGS	8	EACH	360.00	2,880
7	STOP BARS	8	EACH	200.00	1,600
8	CURB RAMP INSERTS(2X2)	32	EA	100.00	3,200
	MISCELLANEOUS (+ 3%)	1	L.S.	XXXX	4,100
TOTAL ESTIMATED CONSTRUCTION COST:					\$141,980

NOTES:

1) TOTAL DISTRICT COST W/ 38% -	\$195,932
2) 100% FUTURE G.O.	

PROJECT: GRADING

NO.	ITEM	APPROX. QUANTITY	UNIT	UNIT PRICE	COST
1	EARTHWORK (EXCAVATION) PRICE	500,000	CY	\$1.50	\$750,000
2	EARTHWORK STRIP, STOCKPILE & RESPEAD OR TRANSFER	32,000	CY	\$1.40	\$44,800
3	SILT FENCING	4,000	LF	\$2.50	\$10,000
4	TEMPORARY SILT BASINS	1	EA	15000.00	15,000
	MISCELLANEOUS (+ 5%)	1	L.S.	XXXX	41,000
TOTAL ESTIMATED CONSTRUCTION COST:					\$860,800

NOTES:

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SUMMARY OF ESTIMATED CONSTRUCTION COSTS

PROJECT :	GRANITE LAKE	ZONING:	SINGLE FAMILY	123 UNITS
DEVELOPER:	TORCZON		SF(VILLA)	0 UNITS
JURISDICTION:	PAPILLION	ESTIMATED BY:	WESTERGARD	
DATE:	01/02/18	PROJECT NO.:	P2014.562.001	

GRANITE LAKE - PHASE TWO

ITEM	CONSTRCT.	TOTAL	PRIVATE/ OTHERS	SARPY COUNTY	FUTURE DEVELOP.	SPECIAL ASSESS.	G.O. REIMBURS.	G.O. NON-REIMB
SANITARY SEWER (INTERIOR)	575,600	805,840				805,840		0
SANITARY SEWER (OUTFALL)	0	0						0
PAVING(INTERIOR)	825,500	1,155,700				878,897		276,803
PAVING & STORM (WITTMUS DRIVE)	0	0		0				0
PAVING, STORM & WATER (CORNHUSKER ROAD)	0	0		0	0			0
CONTRIBUTION TO PAVING (LINCOLN RD-110TH ST TO WITTMUS DR)	0	0						0
CONTRIBUTION TO PAVING (LINCOLN RD-WITTMUS DR TO 96TH ST)	169,313	203,176						203,176
SIDEWALKS, TRAIL, PROWAG	63,880	88,154						88,154
WATER (INTERIOR)	376,260	526,764				460,172		66,592
WATER (EXTERIOR)	0	0						0
CAPITAL FACILITIES CHARGES	327,125	376,194				188,097		188,097
UNDERGROUND ELECTRICAL	166,050	219,186				219,186		0
STORM SEWER (INTERIOR)	160,900	222,042				0		222,042
CONTRIBUTION TO FUTURE SPLASH PARK	0	0						0
GRADING	905,400	905,400	905,400					
TOTALS	3,570,028	4,502,456	905,400	-	-	2,552,192	-	1,044,864

SPECIALS SINGLE FAMILY PER UNIT COST **\$2,552,192**
\$20,750

NOTES:

1) HARD COSTS NOT INCLUDED: BUILDING CONSTRUCTION, SIDEWALKS, LANDSCAPING

2) SOFT COSTS NOT INCLUDED: COMMISSIONS, MARKETING, BONDS, BUILDING PERMIT FEES, TAXES, CLOSING COSTS, DEVELOPER FEES

3) VALUATION:	123 Units @	\$400,000	=	\$49,200,000
	0 Villa Units @	\$300,000	=	\$0
			TOTAL	\$49,200,000 (100% VALUATION)
			TOTAL	\$48,740,000 (95% VALUATION)

4) G.O. DEBT RATIO (95% VALUATION) = \$1,044,864 / \$46,740,000 = 2.24%

LOG OF REVISIONS

PROJECT: SANITARY SEWER (INTERIOR)		APPROX. QUANTITY	UNIT	UNIT PRICE	COST
1	8 INCH SANITARY SEWER PIPE	7,520	L.F.	30.00	225,600
2	6 INCH SANITARY SEWER PIPE	4,940	L.F.	30.00	148,200
3	54 IN. I.D. SANITARY MANHOLE	450	V.F.	400.00	180,000
4	CRUSHED ROCK BEDDING	200	TON	25.00	5,000
	MISCELLANEOUS (+ 3%)	1	L.S.	3%	16,800
TOTAL ESTIMATED CONSTRUCTION COST:					\$575,600

NOTES:
 1) TOTAL SID COSTS @ 40% - \$805,840
 2) G.O. COSTS TOTAL \$0.00

PROJECT: SANITARY SEWER (OUTFALL)		APPROX. QUANTITY	UNIT	UNIT PRICE	COST
1	8 INCH SANITARY SEWER PIPE	0	L.F.	30.00	0
2	54 IN. I.D. SANITARY MANHOLE (3) -	0	V.F.	400.00	0
3	CRUSHED ROCK BEDDING	0	TON	25.00	0
4	CONNECT TO EXIST. LINE	0	EA	500.00	0
5	EASEMENT ACQUISITION	0	AC	20000.00	0
6	CONC. RING RETAINERS	0	EA	750.00	0
	MISCELLANEOUS (+ 3%)	1	L.S.	3%	0
TOTAL ESTIMATED CONSTRUCTION COST:					\$0

NOTES:
 1) TOTAL SID COSTS @ 40% - \$0
 2) G.O. COSTS \$0

PROJECT: PAVING (INTERIOR RESIDENTIAL)		APPROX. QUANTITY	UNIT	UNIT PRICE	COST
1	7" P.C. CONCRETE PAVEMENT W/ INT. CURB	23,000	S.Y.	\$32.00	\$736,000
2	EARTHWORK	7,687	C.Y.	3.00	23,000
3	ADJUST MANHOLE TO GRADE	48	EA	250.00	12,000
4	STREET SIGNS	10	EA	250.00	2,500
5	MEDIAN SURFACING	2000	SF	4.00	8,000
6	SEDIMENT BASIN MAINTENANCE	1	LS	20000.00	20,000
	MISCELLANEOUS (+ 3%)	1	L.S.	XXXX	24,000
TOTAL ESTIMATED CONSTRUCTION COST:					\$825,500

NOTES:
 1) TOTAL DISTRICT COST W/ 40% - \$1,155,700
 2) G.O. ITEMS

7" PAVING(INTERSECTIONS)	2,550	SY	\$117,887
7" PAVING(OVERWIDTH)	824	SY	\$38,023
7" PAVING(OUTLOT FRONTAGE)	1,820	SY	\$83,882
STREET SIGNS	23	EACH	\$8,292
SEDIMENT BASIN MAINTENANCE	1	LS	\$28,840
G.O. TOTAL			\$276,803
SPECIAL ASSESSMENT ASSESSMENT			\$1,155,700

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Exhibit "F-1"

PROJECT: PAVING (WITTMUS DRIVE)

NO.	ITEM	APPROX. QUANTITY	UNIT	UNIT PRICE	COST
1	Install and Maintain Stabilized Construction Entrance	0	EA	\$3,000.00	\$0.00
2	Traffic Control	0	LS	\$2,500.00	\$0.00
3	9" Uniform P.C.C. Pavement With Integral Curb, In Place	0	SY	\$42.00	\$0.00
4	5" P.C.C. Sidewalk/Trail, (5' Wide on one side)	0	SF	\$4.00	\$0.00
5	6" P.C.C. Sidewalk/Trail, (10' trail on one side)	0	SF	\$4.50	\$0.00
6	4" Wide Pavement Striping, In Place	0	LF	\$3.50	\$0.00
7	Preformed Pavement Markings Symbols, In Place	0	EA	\$350.00	\$0.00
8	Post Mounted Traffic Sign, In Place	0	EA	\$300.00	\$0.00
9	Post Mounted Street Name Sign, In Place	0	EA	\$300.00	\$0.00
10	15" I.D. RCP Storm Sewer, Class III, In Place	0	LF	\$35.00	\$0.00
11	18" I.D. RCP Storm Sewer, Class III, In Place	0	LF	\$40.00	\$0.00
12	30" I.D. RCP Storm Sewer, Class III, In Place	0	LF	\$55.00	\$0.00
13	36" I.D. RCP Storm Sewer, Class III, In Place	0	LF	\$65.00	\$0.00
14	Type I Curb Inlet, In Place	0	EA	\$3,500.00	\$0.00
15	Type III Curb Inlet, In Place	0	EA	\$3,500.00	\$0.00
16	54" I.D. Storm Sewer Manhole, In Place	0	VF	\$350.00	\$0.00
17	Standard Manhole Ring and Cover, In Place	0	EA	\$800.00	\$0.00
18	Install and Maintain Fabric Silt Fence, In Place	0	LF	\$2.00	\$0.00
19	Install Curb Inlet Filters, In Place	0	EA	\$300.00	\$0.00
20	Tensor SC-150 Erosion Control Mat, In Place	0	AC	\$8,000.00	\$0.00
21	Type "B" Permanent Seeding, In Place	0	AC	\$1,500.00	\$0.00
22	Single Curb Ramps	0	EA	350.00	0
23	Markings for Pedestrian Crossings	0	EACH	360.00	0
24	Curb Ramp Inserts (2' x 2')	0	EA	100.00	0

CONSTRUCTION COST SUBTOTAL =	0
CONTINGENCY (5%) =	0
ESTIMATED PROBABLE CONSTRUCTION COST =	0

	CONSTR.	DESIGN	C..M	TESTING	FISCAL	LEGAL	INTEREST	TOTAL
		9.5%	9.5%	3.0%	5.0%	5.0%	8.0%	
SARPY COUNTY SHARE	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
GRANITE LAKE G.O. SHARE	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

PROJECT: PAVING, STORM & WATER (CORNHUSKER ROAD)

NO.	ITEM	APPROX. QUANTITY	UNIT	UNIT PRICE	COST
1	Install and Maintain Stabilized Construction Entrance	0	EA	\$3,000.00	\$0.00
2	Traffic Control	0	LS	\$2,500.00	\$0.00
3	9" Uniform P.C.C. Pavement With Integral Curb, In Place	0	SY	\$42.00	\$0.00
4	5" P.C.C. Sidewalk, In Place	0	SF	\$4.00	\$0.00
5	4" Wide Pavement Striping, In Place	0	LF	\$3.50	\$0.00
6	Preformed Pavement Markings Symbols, In Place	0	EA	\$350.00	\$0.00
7	Post Mounted Traffic Sign, In Place	0	EA	\$300.00	\$0.00
8	Post Mounted Street Name Sign, In Place	0	EA	\$300.00	\$0.00
9	18" I.D. RCP Storm Sewer, Class III, In Place	0	LF	\$40.00	\$0.00
10	24" I.D. RCP Storm Sewer, Class III, In Place	0	LF	\$45.00	\$0.00
11	30" I.D. RCP Storm Sewer, Class III, In Place	0	LF	\$55.00	\$0.00
12	72" I.D. RCP Storm Sewer Culvert, Class III, In Place (Cornhusker Road Xing)	0	LF	\$200.00	\$0.00
13	72" FES	0	EA	\$2,500.00	\$0.00
14	Type I Curb Inlet, In Place	0	EA	\$3,500.00	\$0.00
15	Type III Curb Inlet, In Place	0	EA	\$3,500.00	\$0.00
16	54" I.D. Storm Sewer Manhole, In Place	0	VF	\$350.00	\$0.00
17	Standard Manhole Ring and Cover, In Place	0	EA	\$800.00	\$0.00
18	Install and Maintain Fabric Silt Fence, In Place	0	LF	\$2.00	\$0.00
19	Install Curb Inlet Filters, In Place	0	EA	\$300.00	\$0.00
20	Tensor SC-150 Erosion Control Mat, In Place	0	AC	\$8,000.00	\$0.00
21	Type "B" Permanent Seeding, In Place	0	AC	\$1,500.00	\$0.00
22	Single Curb Ramps	0	EA	350.00	0
23	Markings for Pedestrian Crossings	0	EACH	360.00	0
24	Curb Ramp Inserts (2' x 2')	0	EA	100.00	0

CONSTRUCTION COST SUBTOTAL =	0
CONTINGENCY (5%) =	0
ESTIMATED PROBABLE CONSTRUCTION COST =	0

	CONSTR.	DESIGN	C..M	TESTING	FISCAL	LEGAL	INTEREST	TOTAL
		7.5%	7.5%	3.0%	5.0%	5.0%	8.0%	
SARPY COUNTY SHARE	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
GRANITE LAKE SHARE	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
PROPERTY TO NORTH	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

DESCRIPTION OF COST ALLOCATIONS FOR ESTIMATE

- CORNHUSKER ROAD WILL BE CONSTRUCTED TO THE EOR OF "M" STREET. EXTENSION TO THE EAST WILL BE CONSTRUCTED WHEN CORNHUSKER IS EXTENDED EAST.
- THIS APPROX. 240' OF ROADWAY IS NOT INCLUDED IN THE ESTIMATE.
- THE "GAP" IN CORNHUSKER ROAD FROM THE WEST P.L. OF GRANITE LAKE WESTERLY TO THE EXISTING PAVEMENT IS NOT INCLUDED IN THIS ESTIMATE AS GRANITE LAKE HAS NOT FRONTAGE.
- CORNHUSKER ROAD FROM THE WEST P.L. TO STREET "O", GENERALLY THE DAM SITE 7 FRONTAGE, HAS BEEN ALLOCATED AS 1/3 SID 317, 1/3 SARPY COUNTY & 1/3 TO THE PROPERTY TO THE NORTH
- CORNHUSKER ROAD FROM STREET "O" TO WITTMUS DR., GENERALLY THE TAX LOT 3B FRONTAGE, HAS BEEN ALLOCATED AS 1/3 PROP. TO THE SOUTH, 1/3 SARPY CO. & 1/3 TO THE PROP. TO THE NORTH
- CORNHUSKER ROAD FROM STREET "M" TO WITTMUS DR. HAS BEEN ALLOCATED AS 2/3 TO SID 317 AND 1/3 SARPY CO.

PROJECT: CONTRIBUTION TO PAVING (LINCOLN RD - 110TH STREET TO WITTMUS DRIVE)

NO.	ITEM	APPROX. QUANTITY	UNIT	UNIT PRICE	COST
1	CONTRIBUTION TO PAVING & STORM SEWER IMPROVEMENTS TO LINCOLN RD.	0	LS	300,000	0.00
Total Construction Cost					0
1) TOTAL SID COSTS @ 20% -		\$0			
2) G.O. COSTS		\$0			



Exhibit "F-1"

PROJECT: CONTRIBUTION TO PAVING (LINCOLN RD - WITTMUS DR TO 86TH STREET)

NO.	ITEM	APPROX. QUANTITY	UNIT	UNIT PRICE	COST
1	CONTRIBUTION TO SARPY COUNTY LINCOLN ROAD PROJECT	1	LS	169,313	#
Total Construction Cost					169,313
1) TOTAL SID COSTS @ 20% -		\$203,178			
2) G.O. COSTS		\$203,178			

PROJECT: ELECTRICAL SERVICE

NO.	ITEM	APPROX. QUANTITY	UNIT	UNIT PRICE	COST
1	ELECTRICAL SERVICE SINGLE FAMILY	123	LOTS	\$1,350.00	\$188,050
TOTAL ESTIMATED CONSTRUCTION COST:					\$188,050

NOTES:
 1) TOTAL DISTRICT COSTS W/ 32% - \$219,186

PROJECT: WATER (INTERIOR)

NO.	ITEM	APPROX. QUANTITY	UNIT	UNIT PRICE	COST
1	INSTALL 6" WATER MAIN	2,880	LF	\$23.00	\$66,240
2	INSTALL 8" WATER MAIN	1,660	LF	\$32.00	\$53,120
3	INSTALL 12" WATER MAIN	3,060	LF	\$45.00	\$137,700
4	FIRE HYDRANT ASSEMBLY (COMPLETE)	13	EA	\$4,000.00	\$52,000
5	6" GATE VALVE AND BOX	8	EA	\$1,000.00	\$8,000
6	8" GATE VALVE AND BOX	6	EA	\$1,200.00	\$7,200
7	12" GATE VALVE AND BOX	8	EA	\$2,000.00	\$16,000
8	PRESSURE TESTING AND DISINFECTION	1	LS	\$10,000.00	\$10,000
9	JACK / BORE CASING	0	LF	\$200.00	\$0
10	MISC FITTINGS	1	LS	\$15,000.00	\$15,000
	MISCELLANEOUS (+ 3%)	1	L.S.	XXXX	11,000
TOTAL ESTIMATED CONSTRUCTION COST:					\$376,260

NOTES:
 1) TOTAL DISTRICT COST W/ 40% - \$526,764
 OVERIZE MAIN G.O. COSTS
 12" MAIN 3,060 \$13.00 \$57,363
 12" VALVE 8 \$800.00 \$9,229
 TOTAL \$66,592

PROJECT: CAPITAL FACILITIES CHARGES

NO.	ITEM	APPROX. QUANTITY	UNIT	UNIT PRICE	COST
1	SINGLE FAMILY (LOTS 117-239)	123	LOTS	\$2,400.00	\$295,200
2	OUTLOTS (OUTLOTS J - L, INCLUSIVE)	5	ACRES	\$8,365.00	\$31,825
3					
TOTAL ESTIMATED CONSTRUCTION COST:					\$327,125

NOTES:
 1) TOTAL DISTRICT COST W/ 15% - \$376,194

	SPECIAL ASSESS.	GENERAL OBLIGATION
RESIDENTIAL	\$188,096.88	\$188,096.88
	\$188,096.9	\$188,096.88

W

Exhibit "F-1"

PROJECT: STORM SEWER (INTERIOR)

NO.	ITEM	APPROX. QUANTITY	UNIT	UNIT PRICE	COST
1	15" RCP	0	LF	38.00	0
2	18" RCP	1,150	LF	40.00	46,000
3	24" RCP	650	LF	62.00	33,800
4	30" RCP	360	LF	70.00	25,200
5	36" RCP	0	LF	80.00	0
6	15"-24" FES	1	EA	700.00	700
7	30"-36" FES	2	EA	1000.00	2,000
8	STORM MANHOLE	30	VF	800.00	18,000
9	CURB INLET	19	EA	2500.00	
10	OUTLET CONTROL	1	EA	2500.00	2,500
11	PERMANENT PCSMP BASINS	1	EA	25000.00	25,000
	MISCELLANEOUS (+ 5%)	1	L.S.	XXXX	7,700
TOTAL ESTIMATED CONSTRUCTION COST:					\$180,900

NOTES:

1) TOTAL DISTRICT COST W/ 38% -	\$222,042
Subtract over 48" Pipe Difference	\$0
2) GENERAL OBLIGATION	\$222,042

PROJECT: SIDEWALKS, TRAIL, PROWAG

NO.	ITEM	APPROX. QUANTITY	UNIT	UNIT PRICE	COST
1	5" PC CONC. WALK AT OUTLOT FRONTAGE	6,205	SF	\$4.00	\$24,820
2	5" PC CONC. WALK, N. SIDE LINCOLN EAST P.L. TO WITTMUS (5' WIDE)	6,800	SF	\$4.00	\$27,200
3	SINGLE CURB RAMPS	12	EA	350.00	4,200
4	MARKINGS FOR PEDESTRIAN CROSSINGS	6	EACH	360.00	2,160
5	STOP BARS	6	EACH	200.00	1,200
6	CURB RAMP INSERTS(2'X2')	24	EA	100.00	2,400
	MISCELLANEOUS (+ 3%)	1	L.S.	XXXX	1,900
TOTAL ESTIMATED CONSTRUCTION COST:					\$83,880

NOTES:

1) TOTAL DISTRICT COST W/ 38% -	\$88,154
2) 100% FUTURE G.O.	

PROJECT: GRADING

NO.	ITEM	APPROX. QUANTITY	UNIT	UNIT PRICE	COST
1	EARTHWORK (EXCAVATION)	500,000	CY	\$1.50	\$750,000
2	EARTHWORK STRIP, STOCKPILE & RESPEAD OR TRANSFER	32,000	CY	\$1.40	\$44,800
3	SILT FENCING	3,000	LF	\$2.50	\$7,500
4	TEMPORARY SILT BASINS	4	EA	15000.00	60,000
	MISCELLANEOUS (+ 5%)	1	L.S.	XXXX	43,100
TOTAL ESTIMATED CONSTRUCTION COST:					\$905,400

NOTES:



E & A CONSULTING GROUP
10909 MILL VALLEY ROAD, OMAHA, NE 68154

Exhibit "F-1"

PHONE: (402) 895-4700
FAX: (402) 895-3599

SUMMARY OF ESTIMATED CONSTRUCTION COSTS

PROJECT :	GRANITE LAKE	ZONING:	SINGLE FAMILY	29 UNITS
DEVELOPER:	TORCZON		SF(VILLA)	30 UNITS
JURISDICTION:	PAPILLION	ESTIMATED BY:	WALTER	
DATE:	01/02/18	PROJECT NO.:	P2014.562.001	

GRANITE LAKE - PHASE THREE

ITEM	CONSTRCT.	TOTAL	PRIVATE/ OTHERS	SARPY COUNTY	FUTURE DEVELOP.	SPECIAL ASSESS.	G.O. REIMBURS	G.O. NON-REIMB
SANITARY SEWER (INTERIOR)	169,500	237,300				237,300		0
SANITARY SEWER (OUTFALL)	0	0						0
PAVING (INTERIOR)	482,487	675,482				503,062		172,420
PAVING & STORM (WITTMUS DRIVE)	392,196	549,074		159,493				389,581
PAVING & STORM (CORNHUSKER ROAD)	783,789	1,065,953		449,373	308,290			449,373
CONTRIBUTION TO PAVING (LINCOLN RD-110TH ST TO WITTMUS DR)	0	0						0
CONTRIBUTION TO PAVING (LINCOLN RD-WITTMUS DR TO 96TH ST)	0	0						0
SIDEWALKS, TRAIL, PROWAG	243,720	336,334			54,013			282,320
WATER (INTERIOR)	210,940	295,316				277,450		17,866
WATER (EXTERIOR)	98,750	138,250					69,125	69,125
CAPITAL FACILITIES CHARGES	282,198	324,528				162,264		162,264
UNDERGROUND ELECTRICAL	39,150	51,678				51,678		0
STORM SEWER (INTERIOR)	82,460	113,795				0		113,795
CONTRIBUTION TO FUTURE SPLASH PARK	50,000	60,000						60,000
GRADING	199,250	199,250	199,250					
TOTALS	3,034,440	4,046,960	199,250	608,866	362,304	1,231,753	69,125	1,716,744

SPECIALS SINGLE FAMILY
PER UNIT COST

\$1,231,753
\$20.877

NOTES:

1) HARD COSTS NOT INCLUDED: BUILDING CONSTRUCTION, SIDEWALKS, LANDSCAPING

2) SOFT COSTS NOT INCLUDED: COMMISSIONS, MARKETING, BONDS, BUILDING PERMIT FEES,
TAXES, CLOSING COSTS, DEVELOPER FEES

3) VALUATION:	29 Units @	\$400,000	=	\$11,600,000
	30 Villa Units @	\$300,000	=	\$9,000,000

TOTAL	\$20,600,000	(100% VALUATION)
TOTAL	\$19,570,000	(95% VALUATION)

4) G.O. DEBT RATIO (95% VALUATION) = **\$1,716,744** / **\$19,570,000** = **8.77%**

LOG OF REVISIONS

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Exhibit "F-1"

PROJECT: SANITARY SEWER (INTERIOR)		APPROX. QUANTITY	UNIT	UNIT PRICE	COST
NO.	ITEM				
1	8 INCH SANITARY SEWER PIPE	1,235	L.F.	30.00	37,050
2	6 INCH SANITARY SEWER PIPE	2,360	L.F.	30.00	70,800
3	SADDLE WYE (ON EXISTING SEWER THROUGH VILLA AREA)	15	EA	250.00	3,750
4	54 IN. I.D. SANITARY MANHOLE	120	V.F.	400.00	48,000
5	CRUSHED ROCK BEDDING	200	TON	25.00	5,000
	MISCELLANEOUS (+ 3%)	1	L.S.	3%	4,900
TOTAL ESTIMATED CONSTRUCTION COST:					\$169,500

NOTES:
 1) TOTAL SID COSTS @ 40% - \$237,300
 2) G.O. COSTS TOTAL \$0.00

PROJECT: SANITARY SEWER (OUTFALL)		APPROX. QUANTITY	UNIT	UNIT PRICE	COST
NO.	ITEM				
1	8 INCH SANITARY SEWER PIPE	0	L.F.	30.00	0
2	54 IN. I.D. SANITARY MANHOLE (3) -	0	V.F.	400.00	0
3	CRUSHED ROCK BEDDING	0	TON	25.00	0
4	CONNECT TO EXIST. LINE	0	EA	500.00	0
5	EASEMENT ACQUISITION	0	AC	20000.00	0
6	CONC. RING RETAINERS	0	EA	750.00	0
	MISCELLANEOUS (+ 3%)	1	L.S.	3%	0
TOTAL ESTIMATED CONSTRUCTION COST:					\$0

NOTES:
 1) TOTAL SID COSTS @ 40% - \$0
 2) G.O. COSTS \$0

PROJECT: PAVING (INTERIOR RESIDENTIAL)		APPROX. QUANTITY	UNIT	UNIT PRICE	COST
NO.	ITEM				
1	7" P.C. CONCRETE PAVEMENT W/ INT. CURB	13,489	S.Y.	\$32.00	\$431,648
2	EARTHWORK	4,498	C.Y.	3.00	13,489
3	ADJUST MANHOLE TO GRADE	48	EA	250.00	12,000
4	STREET SIGNS	5	EA	250.00	1,250
5	SEDIMENT BASIN MAINTENANCE	1	LS	10000.00	10,000
	MISCELLANEOUS (+ 3%)	1	L.S.	XXXX	14,100
TOTAL ESTIMATED CONSTRUCTION COST:					\$482,487

NOTES:
 1) TOTAL DISTRICT COST W/ 40% - \$675,482
 2) G.O. ITEMS

7" PAVING (INTERSECTIONS)	946	SY	\$43,652
7" PAVING (OVERWIDTH)	512	SY	\$23,626
7" PAVING (OUTLOT FRONTAGE)	1,927	SY	\$88,919
STREET SIGNS	5	EACH	\$1,803
SEDIMENT BASIN MAINTENANCE	1	LS	\$14,420
G.O. TOTAL			\$172,420

SPECIAL ASSESSMENT ASSESSMENT \$675,482

2

Exhibit "F-1"

PROJECT: PAVING & STORM (WITTMUS DRIVE)

NO.	ITEM	APPROX. QUANTITY	UNIT	UNIT PRICE	COST
1	Install and Maintain Stabilized Construction Entrance	0	EA	\$3,000.00	\$0.00
2	Traffic Control	1	LS	\$2,500.00	\$2,500.00
3	9" Uniform P.C.C. Pavement With Integral Curb, In Place	7200	SY	\$42.00	\$302,400.00
4	5" P.C.C. Sidewalk/Trail, (5' Wide on one side)	0	SF	\$4.00	\$0.00
5	6" P.C.C. Sidewalk/Trail, (10' trail on one side)	0	SF	\$4.50	\$0.00
6	4" Wide Pavement Striping, In Place	3000	LF	\$3.50	\$10,500.00
7	Preformed Pavement Markings Symbols, In Place	2	EA	\$350.00	\$700.00
8	Post Mounted Traffic Sign, In Place	4	EA	\$300.00	\$1,200.00
9	Post Mounted Street Name Sign, In Place	2	EA	\$300.00	\$600.00
10	15" I.D. RCP Storm Sewer, Class III, In Place	0	LF	\$35.00	\$0.00
11	18" I.D. RCP Storm Sewer, Class III, In Place	250	LF	\$40.00	\$10,000.00
12	24" I.D. RCP Storm Sewer, Class III, In Place	90	LF	\$50.00	\$4,500.00
13	36" I.D. RCP Storm Sewer, Class III, In Place	0	LF	\$65.00	\$0.00
14	Type I Curb Inlet, In Place	4	EA	\$3,500.00	\$14,000.00
15	Type III Curb Inlet, In Place	5	EA	\$3,500.00	\$17,500.00
16	54" I.D. Storm Sewer Manhole, In Place	0	VF	\$350.00	\$0.00
17	Standard Manhole Ring and Cover, In Place	0	EA	\$800.00	\$0.00
18	Install and Maintain Fabric Silt Fence, In Place	0	LF	\$2.00	\$0.00
19	Install Curb Inlet Filters, In Place	8	EA	\$300.00	\$2,700.00
20	Tensar SC-150 Erosion Control Mat, In Place	1	LS	\$2,500.00	\$2,500.00
21	Type "B" Permanent Seeding, In Place	1	AC	\$1,500.00	\$1,500.00
22	Single Curb Ramps	4	EA	350.00	1,400
23	Markings for Pedestian Crossings	2	EACH	360.00	720
24	Curb Ramp Inserts (2' x 2')	8	EA	100.00	800

NOTES:

CONSTRUCTION COST SUBTOTAL =	373,520
CONTINGENCY (5%) =	18,676
ESTIMATED PROBABLE CONSTRUCTION COST =	392,196

	CONSTR.	DESIGN	C.M	TESTING	FISCAL	LEGAL	INTEREST	TOTAL
		9.5%	9.5%	3.0%	5.0%	5.0%	8.0%	
SARPY COUNTY SHARE	\$ 130,732	\$ 12,420	\$ 12,420	\$ 3,922	\$ -	\$ -	\$ -	\$ 159,493
GRANITE LAKE G.O. SHARE	\$ 261,464	\$ 24,839	\$ 24,839	\$ 7,844	\$ 19,610	\$ 19,610	\$ 31,376	\$ 389,581
	\$ 392,196	\$ 37,259	\$ 37,259	\$ 11,766	\$ 19,610	\$ 19,610	\$ 31,376	\$ 549,074

NOTE: TRAIL AND SIDEWALKS ALONG WITTMUS ARE INCLUDED IN THE "SIDEWALKS, TRAILS AND PROWAG" SECTION OF THIS COST ESTIMATE

PROJECT: PAVING & STORM (CORNHUSKER ROAD)

NO.	ITEM	APPROX. QUANTITY	UNIT	UNIT PRICE	COST
1	Install and Maintain Stabilized Construction Entrance	1	EA	\$3,000.00	\$3,000.00
2	Traffic Control	1	LS	\$2,500.00	\$2,500.00
3	9" Uniform P.C.C. Pavement With Integral Curb, In Place	10133	SY	\$42.00	\$425,586.00
4	5" P.C.C. Sidewalk, In Place				\$0.00
5	6" P.C.C. Trail, In Place				\$0.00
6	4" Wide Pavement Striping, In Place	6000	LF	\$3.50	\$21,000.00
7	Preformed Pavement Markings Symbols, In Place	4	EA	\$350.00	\$1,400.00
8	Post Mounted Traffic Sign, In Place	6	EA	\$300.00	\$1,800.00
9	Post Mounted Street Name Sign, In Place	4	EA	\$300.00	\$1,200.00
10	18" I.D. RCP Storm Sewer, Class III, In Place	650	LF	\$40.00	\$26,000.00
11	24" I.D. RCP Storm Sewer, Class III, In Place	840	LF	\$45.00	\$37,800.00
12	30" I.D. RCP Storm Sewer, Class III, In Place	40	LF	\$55.00	\$2,200.00
13	72" I.D. RCP Storm Sewer Culvert, Class III, In Place (Cornhusker Road Xing)	500	LF	\$200.00	\$100,000.00
14	72" FES	4	EA	\$2,500.00	\$10,000.00
15	Type I Curb Inlet, In Place	11	EA	\$3,500.00	\$38,500.00
16	Type III Curb Inlet, In Place	10	EA	\$3,500.00	\$35,000.00
17	54" I.D. Storm Sewer Manhole, In Place	18	VF	\$350.00	\$6,300.00
18	Standard Manhole Ring and Cover, In Place	2	EA	\$800.00	\$1,600.00
19	Install and Maintain Fabric Silt Fence, In Place	3000	LF	\$2.00	\$6,000.00
20	Install Curb Inlet Filters, In Place	8	EA	\$300.00	\$2,400.00
21	Tensar SC-150 Erosion Control Mat, In Place	2	AC	\$8,000.00	\$16,000.00
22	Type "B" Permanent Seeding, In Place	3	AC	\$1,500.00	\$4,500.00
23	Single Curb Ramps	6	EA	350.00	2,100
24	Markings for Pedestian Crossings	3	EACH	360.00	1,080
25	Curb Ramp Inserts (2' x 2')	12	EA	100.00	1,200

NOTES:

CONSTRUCTION COST SUBTOTAL =	746,466
CONTINGENCY (5%) =	37,323
ESTIMATED PROBABLE CONSTRUCTION COST =	783,789

	CONSTR.	DESIGN	C.M	TESTING	FISCAL	LEGAL	INTEREST	TOTAL
		7.5%	7.5%	3.0%	5.0%	5.0%	8.0%	
SARPY COUNTY SHARE	\$ 261,263	\$ 19,595	\$ 19,595	\$ 7,838	\$ -	\$ -	\$ -	\$ 308,290
GRANITE LAKE SHARE	\$ 261,263	\$ 19,595	\$ 19,595	\$ 7,838	\$ 39,189	\$ 39,189	\$ 62,703	\$ 449,373
PROPERTY TO NORTH	\$ 261,263	\$ 19,595	\$ 19,595	\$ 7,838	\$ -	\$ -	\$ -	\$ 308,290
	\$ 783,789	\$ 58,784	\$ 58,784	\$ 23,514	\$ 39,189	\$ 39,189	\$ 62,703	\$ 1,065,953

DESCRIPTION OF COST ALLOCATIONS FOR ESTIMATE

- CORNHUSKER ROAD WILL BE CONSTRUCTED TO THE EOR OF "M" STREET. EXTENSION TO THE EAST WILL BE CONSTRUCTED WHEN CORNHUSKER IS EXTENDED EAST. THIS APPROX. 240' OF ROADWAY IS NOT INCLUDED IN THE ESTIMATE.
- THE "GAP" IN CORNHUSKER ROAD FROM THE WEST P.L. OF GRANITE LAKE WESTERLY TO THE EXISTING PAVEMENT IS NOT INCLUDED IN THIS ESTIMATE AS GRANITE LAKE HAS NOT FRONTAGE.
- CORNHUSKER ROAD FROM THE WEST P.L. TO STREET "O", GENERALLY THE DAM SITE 7 FRONTAGE, HAS BEEN ALLOCATED AS 1/3 SID 317, 1/3 SARPY COUNTY & 1/3 TO THE PROPERTY TO THE NORTH
- CORNHUSKER ROAD FROM STREET "O" TO WITTMUS DR., GENERALLY THE TAX LOT 3B FRONTAGE, HAS BEEN ALLOCATED AS 1/3 PROP. TO THE SOUTH, 1/3 SARPY CO. & 1/3 TO THE PROP. TO THE NORTH
- CORNHUSKER ROAD FROM STREET "M" TO WITTMUS DR. HAS BEEN ALLOCATED AS 2/3 TO SID 317 AND 1/3 SARPY CO.

Aa

Exhibit "F-1"

PROJECT: CONTRIBUTION TO PAVING (LINCOLN RD - 110TH STREET TO WITTMUS DRIVE)

NO.	ITEM	APPROX. QUANTITY	UNIT	UNIT PRICE	COST
1	CONTRIBUTION TO PAVING & STORM SEWER IMPROVEMENTS TO LINCOLN RD.	0	LS	300,000	0.00
Total Construction Cost					0
1) TOTAL SID COSTS @ 20% -		\$0			
2) G.O. COSTS		\$0			

PROJECT: CONTRIBUTION TO PAVING (LINCOLN RD - WITTMUS DR TO 98TH STREET)

NO.	ITEM	APPROX. QUANTITY	UNIT	UNIT PRICE	COST
1	CONTRIBUTION TO SARPY COUNTY LINCOLN ROAD PROJECT	0	LS	169,313	0
Total Construction Cost					0
1) TOTAL SID COSTS @ 20% -		\$0			
2) G.O. COSTS		\$0			

PROJECT: ELECTRICAL SERVICE

NO.	ITEM	APPROX. QUANTITY	UNIT	UNIT PRICE	COST
1	ELECTRICAL SERVICE SINGLE FAMILY	29	LOTS	\$1,350.00	\$39,150
TOTAL ESTIMATED CONSTRUCTION COST:					\$39,150

NOTES:

1) TOTAL DISTRICT COSTS W/ 32% -	\$51,878
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PROJECT: WATER (INTERIOR)

NO.	ITEM	APPROX. QUANTITY	UNIT	UNIT PRICE	COST
1	INSTALL 6" WATER MAIN	650	LF	\$23.00	\$14,950
2	INSTALL 8" WATER MAIN	2,570	LF	\$32.00	\$82,240
3	INSTALL 12" WATER MAIN	830	LF	\$45.00	\$37,350
4	FIRE HYDRANT ASSEMBLY (COMPLETE)	9	EA	\$4,000.00	\$36,000
5	6" GATE VALVE AND BOX	2	EA	\$1,000.00	\$2,000
6	8" GATE VALVE AND BOX	9	EA	\$1,200.00	\$10,800
7	12" GATE VALVE AND BOX	2	EA	\$2,000.00	\$4,000
8	PRESSURE TESTING AND DISINFECTION	1	LS	\$7,500.00	\$7,500
9	MISC FITTINGS	1	LS	\$10,000.00	\$10,000
	MISCELLANEOUS (+ 3%)	1	L.S.	XXXX	6,100
TOTAL ESTIMATED CONSTRUCTION COST:					\$210,940

NOTES:

1) TOTAL DISTRICT COST W/ 40% -	\$295,316	OVERIZE MAIN G.O. COSTS			
		12" MAIN	830	\$13.00	\$10,559
		12" VALVE	2	\$800.00	\$2,307
		TOTAL			\$17,866

PROJECT: WATER (EXTERIOR)

NO.	ITEM	APPROX. QUANTITY	UNIT	UNIT PRICE	COST
1	INSTALL 12" WATER MAIN CORNHUSKER ROAD	1,550	LF	\$47.00	\$72,850
2	FIRE HYDRANT ASSEMBLY (COMPLETE)	3	EA	\$4,000.00	\$12,000
3	12" GATE VALVE AND BOX	3	EA	\$2,000.00	\$6,000
4	PRESSURE TESTING AND DISINFECTION	1	LS	\$5,000.00	\$5,000
5	JACK / BORE CASING	0	LF	\$200.00	\$0
	MISCELLANEOUS (+ 3%)	1	L.S.	XXXX	2,900
TOTAL ESTIMATED CONSTRUCTION COST:					\$98,750

NOTES:

1) TOTAL DISTRICT COST W/ 40% -	\$138,250	COST ALLOCATION			
		50% G.O. GRANITE LAKE (SID 317)			\$69,125
		50% REIMBURSIBLE NORTH PROP.			\$69,125
		TOTAL			\$138,250

Ab

Exhibit "F-1"

PROJECT: CAPITAL FACILITIES CHARGES

NO.	ITEM	APPROX. QUANTITY	UNIT	UNIT PRICE	COST
1	SINGLE FAMILY (29 LOTS SOUTH OF CORNHUSKER; 30 VILLA LOTS NORTH OF CORNHUSKER)	59	LOTS	\$2,400.00	\$141,600
2	OUTLOTS (OUTLOTS M - P, INCLUSIVE)	19.9	ACRES	\$6,385.00	\$127,062
3	OUTLOT Q (CREEK OUTLOT SOUTH OF CORNHUSKER)	2.12	ACRES	\$6,385.00	\$13,536
TOTAL ESTIMATED CONSTRUCTION COST:					\$282,198

NOTES:

1) TOTAL DISTRICT COST W/ 15% -	\$324,528
SPECIAL ASSESS. GENERAL OBLIGATION	
RESIDENTIAL	\$162,263.85 \$162,263.85

PROJECT: STORM SEWER (INTERIOR)

NO.	ITEM	APPROX. QUANTITY	UNIT	UNIT PRICE	COST
1	15" RCP	0	LF	36.00	0
2	18" RCP	710	LF	40.00	28,400
3	24" RCP	380	LF	52.00	19,760
4	30" RCP	40	LF	70.00	2,800
5	36" RCP	0	LF	80.00	0
6	15"-24" FES	1	EA	700.00	700
7	30"-36" FES	1	EA	1000.00	1,000
8	STORM MANHOLE	14	VF	600.00	8,400
9	CURB INLET	11	EA	2500.00	27,500
10	OUTLET CONTROL	1	EA	2500.00	2,500
11	PERMANENT PCSMP BASINS	1	EA	15000.00	15,000
	MISCELLANEOUS (+ 5%)	1	L.S.	XXXX	3,900
TOTAL ESTIMATED CONSTRUCTION COST:					\$82,480

NOTES:

1) TOTAL DISTRICT COST W/ .38% -	\$113,795
Subtract over 48" Pipe Difference	\$0
2) GENERAL OBLIGATION	\$113,795

PROJECT: SIDEWALKS, TRAIL, PROWAG

NO.	ITEM	APPROX. QUANTITY	UNIT	UNIT PRICE	COST
1	5" PCC WALK AT OUTLOTS SOUTH OF CORNHUSKER (5' WIDE)	2,600	SF	\$4.00	\$10,400
2	5" PCC WALK AT OUTLOTS NORTH OF CORNHUSKER (5' WIDE)	4,200	SF	\$4.00	\$16,800
3	5" PCC WALK, EAST SIDE WITTMUS (5' WIDE)	8,000	SF	\$4.00	\$32,000
4	6" PCC TRAIL, WEST SIDE WITTMUS (10' WIDE)	14,400	SF	\$5.00	\$72,000
5	6" PCC TRAIL, WEST SIDE WITTMUS AT FIDELITY FRONTAGE (10' WIDE)	1,600	SF	\$5.00	\$8,000
6	5" PCC WALK, NORTH SIDE CORNHUSKER ROAD (5' WIDE)	4,000	SF	\$4.00	\$16,000
7	6" PCC TRAIL, SOUTH SIDE CORNHUSKER (10' WIDE)	8,000	SF	\$5.00	\$40,000
8	6" PCC TRAIL, SOUTH SIDE CORNHUSKER AT FIDELITY FRONTAGE (10' WIDE)	6,000	SF	\$5.00	\$30,000
9	SINGLE CURB RAMPS	14	EA	350.00	4,900
10	MARKINGS FOR PEDESTRIAN CROSSINGS	7	EACH	360.00	2,520
11	STOP BARS	7	EACH	200.00	1,400
12	CURB RAMP INSERTS (2'X2')	26	EA	100.00	2,600
	MISCELLANEOUS (+ 3%)	1	L.S.	XXXX	7,100
TOTAL ESTIMATED CONSTRUCTION COST:					\$243,720

NOTES:

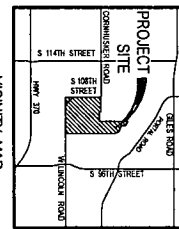
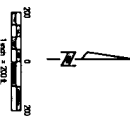
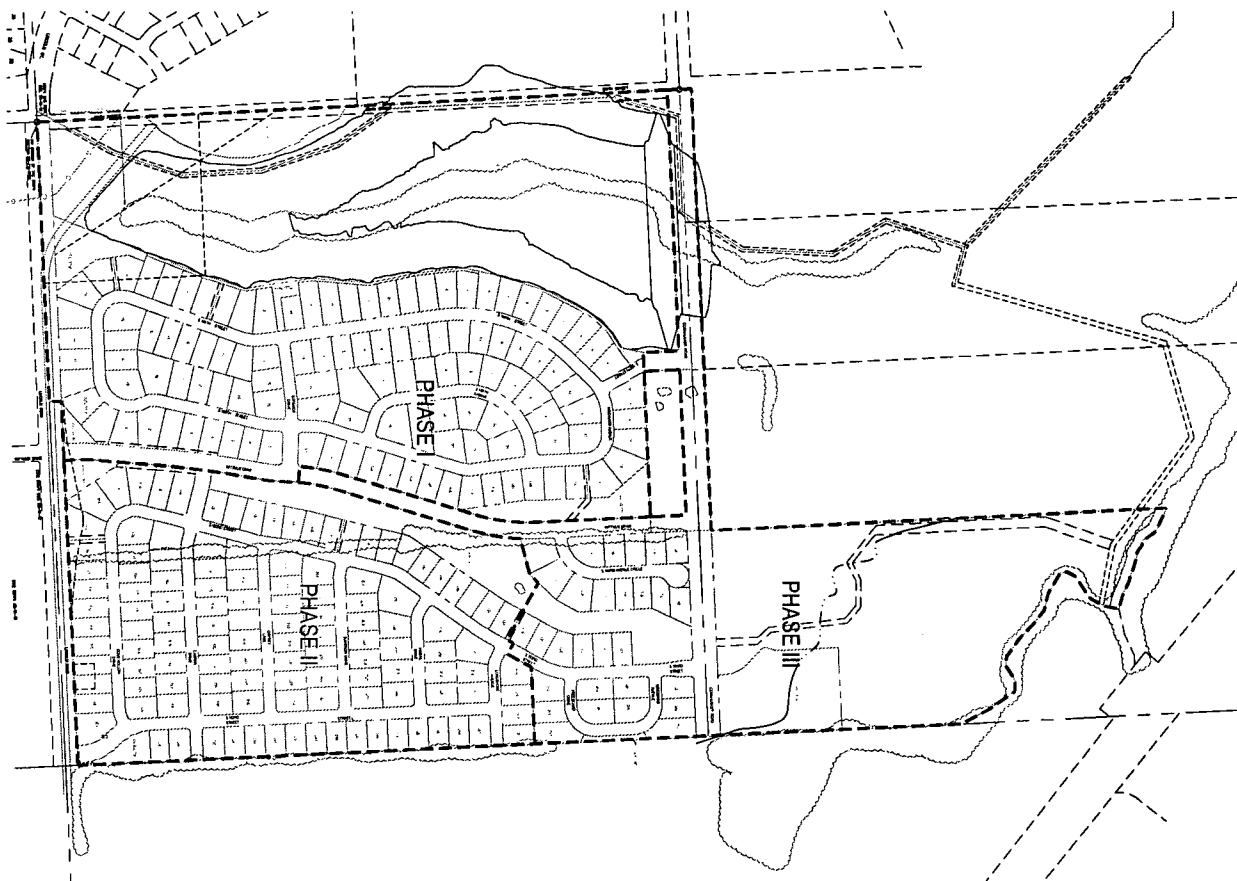
1) TOTAL DISTRICT COST W/ 38% -	\$336,334
2) COST ALLOCATION:	GENERAL OBLIGATION \$282,320
	FUTURE DEVELOPMENT (FIDELITY) \$54,013

PROJECT: GRADING

NO.	ITEM	APPROX. QUANTITY	UNIT	UNIT PRICE	COST
1	EARTHWORK (EXCAVATION)	100,000	CY	\$1.50	\$150,000
2	EARTHWORK STRIP, STOCKPILE & RESPEAD OR TRANSFER	15,000	CY	\$1.40	\$21,000
3	SILT FENCING	1,500	LF	\$2.50	\$3,750
4	TEMPORARY SILT BASINS	1	EA	15000.00	15,000
	MISCELLANEOUS (+ 5%)	1	L.S.	XXXX	9,500
TOTAL ESTIMATED CONSTRUCTION COST:					\$199,250

NOTES:

2018-05512 AC



- LEGEND**
- PROJECT BOUNDARY
 - - - - - PHASE I BOUNDARY
 - - - - - PHASE II BOUNDARY
 - - - - - PHASE III BOUNDARY
 - EXISTING STREETS
 - EXISTING UTILITY LINES
 - EXISTING EASEMENTS
 - EXISTING WATER CONDUITS
 - EXISTING SANITARY CONDUITS
 - EXISTING DRAINAGE CONDUITS

Revision	
Date	Description

EXHIBIT "G-1" PHASING PLAN

GRANITE LAKE
PAPILLON, NEBRASKA

E & A CONSULTING GROUP, INC.
Engineering • Planning • Environmental & Field Services
1800 N. 15th Street, Suite 100 • Omaha, NE 68104
Phone: 402.288.4120 • Fax: 402.288.5669
www.eandagroup.com